



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: December 8, 2015  
 To: Megan Martin, Project Planner  
 From: Glenn Marshall, Development Services Engineer  
 Subject: **Public Works Project Referral for Parcel Map CO 15-0057 (SUB2015-00037) Dowden, Aloma Way, Arroyo Grande, APN-075-232-003**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

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**PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:**

1. Please have the applicant's agent make the following changes and resubmit:
    - a. Clearly show and label all required information, see attached checklist
    - b. Title Report is over 6 months old, a current report must be submitted.
    - c. Jennifer Way was not offered to the public so no abandonment is necessary. The easement must be quitclaimed in order to remove. Update the map accordingly. See also recommended COA #7.
- 

**Public Works Comments:**

- A. At the time the project referral was received by Public Works on December 3, 2015 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):  
*"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."*
- C. In accordance with Resolution 2008-152 Aloma Way shall be improved to an A-1 standards along the project frontage (projected ADT>100). Recommended road improvements along Aloma Way may impact or require removal of existing trees. The Planner should address this issue in the environmental determination.

- D. The project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:  
[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/PCR+Handbook+1.1.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

### **Recommended Public Works Conditions of Approval**

#### **Access and Improvements:**

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
  - a. Aloma Way shall be widened to complete the project frontage of an A-1 rural road section fronting the property within a minimum 25 foot dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
  - b. A private access road serving Parcels 1 shall be constructed to Cal Fire Standards within a minimum 24-foot private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.
  - c. All driveway approaches along Aloma Way shall be constructed in accordance with County Public Improvement Standard B-1a drawing for rural roadways.
2. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative.
3. The applicant shall provide the county with an Engineer of Work Agreement retaining a registered civil engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works. The civil engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.
4. All public improvements shall be completed prior to occupancy of any new structure.

#### **Offers, Easements and Restrictions:**

5. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:

- a. For future road improvement 25-foot wide road right-of-way along Aloma Way to be described as 25-feet from the recorded centerline, with additional width as necessary to contain all elements of the roadway prism.
  - b. A public utility easement along Aloma Way to be described as 10-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
6. The applicant shall reserve the following private easements by certificate on the map or by separate document:
- a. A minimum 24-foot shared private access and utility easement in favor of Parcels 1 with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Cal Fire approved road terminus.
7. Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the final map.

Improvement Plans:

8. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plans are to include, as applicable:
- a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Water plan to be approved jointly with County Environmental Health.
  - d. Sewer plan to be approved jointly with County Environmental Health.
  - e. Sedimentation and erosion control plan for subdivision related improvements.
  - f. Stormwater control plan for subdivision related improvements (if subject to MS-4 requirements).
  - g. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
  - h. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
  - i. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
9. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.

10. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.
11. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.

Drainage:

12. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.

Storm Water:

13. **At the time of application for construction permits**, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Storm Water Management by submitting a Storm Water Control Plan (SWCP) to show what is required to satisfy post construction requirements for storm water treatment. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
  - a. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site but based on the performance requirements determined by the total new or replaced impervious square footage of the subdivision.
  - b. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat its storm water per the performance requirements determined by the total assumed impervious square footage of the tract.
  - c. Storm Water treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements
  - d. An impervious area ceiling must be determined for each lot and noting that as a building restriction on an Additional Map sheet is required.
  - e. Retention of all site and improvement storm water run-off may exempt this project from storm water control requirements.
14. **At the time of submittal of the improvement plans or construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.

15. Prior to approval of the improvement plans or construction permits if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Miscellaneous:

16. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et seq.
17. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
18. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.

G:\Development\DEVSERV Referrals\Land Divisions\Parcel Maps\CO 2015-0057 Dyer, Aloma Rd, AG\CO 2015-0057 Dyer, Aloma Rd, AG.doc

UPDATED: December 8, 2015



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

RECEIVED

## THIS IS A NEW PROJECT REFERRAL

DATE: 12/2/2015

DEC 3 2015

TO: Environmental HealthFROM: MEGAN MARTIN, 805-781-4163, MAMartin@co.slo.ca.gov  
SOUTH COUNTY Team / Development ReviewEnvironmental Health

PROJECT DESCRIPTION: SUB2015-00037 CO15-0057 DYER, PROPOSED DIVISION OF ONE 10 ACRE PARCEL TO TWO PARCELS OF 5 ACRES EACH, LOCATED AT 400 ALOMA WAY, ARROYO GRANDE APN: 075-232-003

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

## PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

## PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached. Stocks individual wells & septic tanks.  
Thank you.12/10/15

Date

[Signature]

Name

x 5551

Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

**Public Health Department**

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., M.P.H.  
Health Officer



**Public Health**  
Prevent. Promote. Protect.

November 24, 2015

***Dyer Engineering & Land Surveying***

153 North 8th Street, Suite B  
Grover Beach CA 93433

**ATTN: BILL DYER**  
**RE: TENTATIVE MAP CO 15-0057 DOWDEN**  
**APN 075-232-003**

Water Supply

This office is in receipt of satisfactory **preliminary** evidence of water in the form of a Well Completion Report (No. 0962118). Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for recordation. Adequate documentation will include, the well completion report, current well capacity (pump test) and current water quality testing ("current" is information not more than 5 years old). Please contact this office for details regarding required testing before initiating work. Any proposal to share a domestic water well will require consultation with Division staff prior to hearing.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer.

**CO 15-0057** is approved for Environmental Health subdivision map processing.

LESLIE A. TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c: South County Team, County Planning



SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

DATE: 12/2/2015

RECEIVED DEC 4 - 2015

TO: Cal - Fire

FROM: MEGAN MARTIN, 805-781-4163, MAMartin@co.slo.ca.us  
 SOUTH COUNTY Team / Development Review

**PROJECT DESCRIPTION:** SUB2015-00037 CO15-0057 DYER, PROPOSED DIVISION OF ONE 10 ACRE PARCEL TO TWO PARCELS OF 5 ACRES EACH, LOCATED AT 400 ALOMA WAY, ARROYO GRANDE APN: 075-232-003

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)  
☒ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

CAL FIRE / SLO COUNTY FIRE HAS DETERMINED THERE IS NO SIGNIFICANT FIRE AND LIFE SAFETY CONCERN FOR THE PROPOSED PARCEL SPLIT. FUTURE BUILDING ON THESE PARCELS WILL REQUIRE A FSP.

12/8/2015  
 Date

TRAVIS CRAIG  
 Name

805-593-3427  
 Phone





**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805-543-4244 • Fax: 805-543-4248  
[www.calfireslo.org](http://www.calfireslo.org)

*Robert Lewin, Fire Chief*

December 8, 2015

County of San Luis Obispo  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2015-00037

Dear Ms. Martin,

I have reviewed the referral for the parcel map plans for the proposed 10 acre parcel subdivision project located at 400 Aloma Way, Arroyo Grande. This project is located approximately 7 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

**Access Road**

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres            800 feet
  - Parcels 1 acre to 4.99 acres        1320 feet
  - Parcels 5 acres to 19.99 acres    2640 feet
  - Parcels 20 acres or larger        5280 feet
- The road must be 20 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

### Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

### Water Supply

The checked water supply is required:

☒ This project will require a community water system which meets the minimum requirements of the Appendix IIIA and IIIB of the California Fire Code.

OR

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

### Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

### Fuel Modification

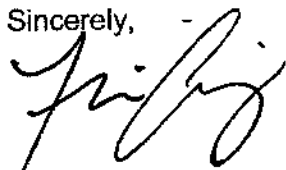
- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

☒ The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

### Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Sincerely,



Travis Craig  
Fire Captain/ Inspector



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

DATE: 12/2/2015

TO: General Services / Parks

FROM: MEGAN MARTIN, 805-781-4163, MAMartin@co.slo.ca.us  
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: SUB2015-00037 CO15-0057 DYER, PROPOSED DIVISION OF ONE 10 ACRE PARCEL TO TWO PARCELS OF 5 ACRES EACH, LOCATED AT 400 ALOMA WAY, ARROYO GRANDE APN: 075-232-003

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## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please condition a 10 foot wide trail easement adjacent to Aloma Way. Location subject to County PARKS APPROVAL. Pay Quimby fees.

12/24/15  
DateE. KAVANAUGH  
Name805/781-4089  
Phone



Air Pollution Control District  
San Luis Obispo County

December 22, 2015

Megan Martin  
SLO County Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

SUBJECT: APCD Comments Regarding Project Referral SUB2015-00037: Parcel Split at  
400 Aloma Way, Arroyo Grande, California

Dear Ms. Martin:

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 400 Aloma Way in Arroyo Grande, involving the subdivision of one 10 acre parcel into two parcels of 5 acres each.

*The following are APCD comments that are pertinent to this project.*

Inconsistent with the Clean Air Plan

This project, like so many others, falls below our emissions significance thresholds and is, therefore, unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural land and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan (CAP), which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. **The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development; therefore, the APCD does not support this project or this type of development.**

Should this project continue to move forward against our recommendation, the following APCD comments will be appropriate. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please**

Project Referral for Parcel Split: 400 Aloma Way, Arroyo Grande

December 22, 2015

Page 2 of 2

**address the action items contained in this letter that are highlighted by bold and underlined text.**

Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). Because the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements would apply to any construction on the site. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Vince Kirkhuff  
Air Quality Specialist

VJK/arr

cc: Mr. William R. Dyer  
Mr. John Collier  
Tim Fuhs, Enforcement Division, APCD

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**MEETING MINUTES Cont' Monday, January 25, 2016**

**Consent Agenda –**

**The following items were passed on consent agenda – Dick Wright moved and Kevin Beauchamp seconded for unanimous consent -**

1. Minutes of November 23, 2015 SCAC meeting
2. Treasurer's Report for November 24th, 2015
3. SUB2015-00037 DYER proposed parcel split

**New Business –**

**SUB2015-00042 TR2558 Oak Terrace, LP, Proposed 15 Unit Tract, APN 092-572-053 – Agent Case**  
O'Connor is requesting a new tract map approval prior to obtaining clear title to proceed with a discontinued project begun by George Newman several years ago. The LUC recommended approval of the item and placement on the SCAC Agenda for consideration. Mr. O'Connor stated that the Intent to Serve had been issued, that most improvements had already been completed. Elaine Tomas mad a motion to approve with a second from Dick Wright. 10 members voted in favor with one opposed.

**DRC21115-0016 Viva Farms –** Based on the update provided by Jocelyn Brennan (that Viva Farms is closing down operations the issue was recommended to be tabled by Dick Wright and seconded by Dave Nilsen and approved by unanimous consent.

**DRC2015-00051 Verizon Wireless –** MUP proposed installation of two new antennas with accompanying equipment to be located within the public right of way on North Frontage Road at APN 091-328-024. Jessica Rider presented the Verizon plan with Elaine Thomas making a motion to approve and seconded by Gary Spelbring. 10 members voted in favor and one opposed.

**Medical Marijuana Ordinance –** Discussion and action on the BOS consideration of the proposed urgency ordinance that would permit the cultivation of medical marijuana on individual parcels within the unincorporated areas of the county. Richard provided a briefing on the history, current laws and proposed laws of this ordinance. Commander Donovan, Dave Nilsen and Sandra Caughell spoke out against the proposal. A motion was made by Dick Wright to recommend denial and seconded by Vince McCarthy. The vote was 9 against, 1 for and one abstention.

**Election Committee –** After a group discussion the election committee was formed comprised of Dave Nilsen, Richard Malvarose and Art Herbon. Motion was made by Michael Peiper with a second from Dick Wright and approved unanimously.

**Cash for Grass –** An informational overview of the new program for Nipomo Mesa residents was provided by Kevin Beauchamp.